



**TO LET / FOR SALE**

**Unit 16, 7 Wenlock Road,  
London, N1 7SL**

1,058 sq ft

Stylish third floor  
Shoreditch offices



**VIDEO TOUR**

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## Description

A fitted third floor office for sale or rent, which comprises open plan workspace with smart glass and black frame meeting room, kitchen and WC. The studio has been finished to a superb standard in a residential style, and is available immediately.

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## Location

The property is within the Old Street district, with Old Street Roundabout to the east and Angel within a five to ten minute walk. The area is very well served by numerous cafés, bars, restaurants and hotels such as the Montcalm, Nandos, Pret and Sainsburys.

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## Key points

- Third floor - 1,058 square feet
- Modern fit out
- Floor to ceiling windows
- Lift
- Kitchen
- Air conditioning
- Close to canal
- Open plan space





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## Accommodation

Name	sq ft	sq m	Availability
3rd	1,058	98.29	Available

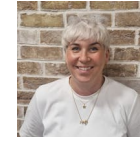
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## Rents, Rates & Charges

Lease	New Lease
Rent	£39 per sq ft
Price	£760,000
Rates	£11,930 per annum
Service Charge	£3,770 per annum
VAT	To be confirmed
EPC	C (74)

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## Viewing & Further Information



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